

Valley Center Community Planning Group

Minutes for the November 10, 2008 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Deb Hoffer

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center, CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: November 11, 2008

DEC 09 2008

Approved: December 8, 2008

1. Call to Order and Roll Call by Seat #:

San Diego County

DEPT OF PLANNING & LAND USE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON	HERICSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
P	P	P	P	P	P	P	P	A	P		A	P	P	P

Notes: Robertson arrived 12 minutes late.

Quorum Established:

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

- a) Pam Jardine – Lives on Banbury Drive. The drainage from the Trimark development overflows the drainage pipes that were put in. The extra water overflows to the end of her driveway and has undermined it. Not one seems to be able to help them. They have contacted DPW, Bill Horn, and the developer. DPLU wanted estimates which were submitted in April. DPLU admitted that it was a big problem. Nothing has happened. Several recommendations were made by PG members and the audience: get a lawyer, talk to the director of DPLU, or get a lawyer.

4. Announcements & Items of Public Interest:

- a) Fire Prevention Measures-Update by SDG&E Public Affairs Manager Juanita Hayes: The plan to shut off power proactively during extreme weather conditions has been delayed for one year. The plan will be reviewed by CPUC. Meanwhile, SDG&E is updating the poles and lines in the system. The company will disable the switches that automatically turn the power back on if the system is tripped.
She left an informational brochure and contact information.
Washburn – What about people on medical devices? You will transport them but what about generators? We are not into the generator business but we will cover them other ways.
Will the shutoff be smaller as you put in metal poles? A: The area will depend on the weather and the plant cover.
The Sunrise Powerlink phase 2 route will go through the western edge of V.C. this area has not burned in 50 years. Will you underground the lines? A: The exact route has not been determined yet but it is a 10:1 cost to underground vs. overhead lines.
Rich Rudolf: GPU meets on Thurs. We would like to have a map of the V.C. portion of the proposed power cut off.
- b) GP Update Subcommittee update (Washburn): Will meet Thursday Nov. 13, 2008, 6:00 pm at the Room P17 of the adult school (formerly the upper elementary)
- c) Village Subcommittee update (Robertson) Appears that Herb Schaeffer's property will be designed to be contiguous with Jerry Gaughan's.
- d) Circulation Sub Committee Update (Coulombe) – Motion: Ask the Chair of the PG to write a letter to the TAC to investigate the light at Cole Grade/Cool Valley to shorten the wait time and aid traffic flow, esp. when the high school lets out. Coulombe/Hofer: Carries: 12 – 0 – 0
- e) Chair's comments on need for a new General Plan Update Subcommittee Chair starting in January
- f) Chair's Comments on Segal Ranch Subcommittee Meeting; Wunderland Engineering: Trails interconnection and traffic flow were two large considerations. It is supposed to be a conservation subdivision. The secondary access for fire was to be on Miller Way but the neighbors were against that. The secondary access will be onto Cole Grade Road. They need to get another GPA to get approved. They must go through everything again.

member seminar on Saturday, December 6, 2008 from 9:30-noon at the Library.														
5.		Approval of Minutes:												
Motion: The PG approves the October 20, 2008 minutes as disseminated.														
Maker/Second: Quinley/Robertson								Carries (Y-N-A): 12 - 0 - 0						
Notes:														
6.		Land Use Items:												
6.a.		TM5507 Rezone or REZ08-008 (Oliver Smith)												
<p>Discussion & Comments: Orchard Vista Road/ Frace Lane, 27.5 acre lot split into 10 lots; proponent: BSTCO, Engineer: BHA, Inc. rezone from 1 du/4 acre to 1 du/2 acre. The average lot size is 2.73 acres, varies from 2 to 4 acres. The developer has to put in a main road from Mirar de Valle (Frace Ln) with Orchard Vista Road as a secondary access.</p> <p>Steve Bunday reviewed the development for the proponent. Seven issues were brought up at a meeting with the neighbors: Noise, lightening, fire issues, gated?, trail system, lot sizes, chain link fence, road improvements. We are required to put in fire hydrants, we would improve Frace Ln, we would add a secondary access for the neighbors as well, the trail system will be extended, and fuel modification (fire protection). It will not be gated. DPLU has not indicated that Mirar de Valle to the development needs to be improved to county standards. Greg Schmitt representing the neighbors. The property to the right (east) was divided to 2ac/du to 2ac/du acre with lots of open space. The neighbors are overwhelmingly opposed to increasing the density to 2ac/du. All of the neighbors have tanks with water for fire. The fire hydrants would not help us. We are concerned about the blind turns and significant drop offs on Orchard Vista which is a concern. There are large old Oak trees along the ridge that is the easement to Frace Lane. These would have to be addressed.</p> <p>Robertson – Would Frace Ln be the primary access? We would like it to be. Orchard Vista is not safe or appropriate. It would have to be improved.</p> <p>Hofler – Would you improve Mirar de Valle to Frace? DPLU has not asked us to do this but we probably would have to.</p> <p>Hofler – GPU maps are what density? – 4ac/du</p> <p>Washburn – What about the neighbors that have said been told 4ac/du? It is dependent on slope.</p> <p>Barbara Riggs – My property is level. DPLU told us it is 4ac/du, 2 years ago.. I would have to improve Orchard Vista and Mirar de Valle.</p> <p>David Rodrigues – The Frace Ln improvement would directly affect my nursery. It is currently a dirt road.</p> <p>Steve Bunday – 24 foot road on a 60 foot easement.</p> <p>Gomez - We have had several car fires. The fire dept. had difficulty getting there and then left the cars.</p> <p>Rich Rudolf – What does the scoping letter say? Don't know.</p> <p>VanKoughnett – We need to steel ourselves to the fact that people want to increase density.</p> <p>Coulombe – We need to represent the neighbors.</p> <p>Hofler – Everyone has the right to develop their property to the current zoning. With GPU having the zoning 4ac/du, there should be no up zoning. The roads to the development need to be improved to be part of the circulation solution, not problem. Water is also an issue.</p>														
Motion: The VCCPG recommend denial of the TM 5507 proposed rezone from 4ac/du to 2ac/du based on the following rationale:														
1. the overwhelming majority of the land are surrounding the project is 4ac/du or larger.														
2. All of the GP Update map versions have this area defined as 4ac/du and there is no reason to believe this will change between now and GP approval.														
3. Existing substandard lot sizes, defined as those below 4 ac/du, were approved 15 years ago or more.														
4. Recent precedent is, within the last 3 years, two nearby property owners being told they could not split below 4 acre parcels, once by a local engineering firm and once by San Diego County DPLU.														
5. Newly proposed nearby lot split TM21143 on the north side of Mirar de Valle maintains 4 acre minimum lot sizes.														
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K. SIMPSON	HERIGSTAD		LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	A	Y		A	Y	Y	N
Maker/Second: Smith/VanKoughnett								Carries: 11 – 1- 0						

Notes:**6.b.** TM5315RPL4 (Nancy Layne) continue**Discussion & Comments:** Old Castle Road, 8 residential lots and road; Aquaterra Engineering, Inc. Project name: Beauvais; tentative project map**6.c.** TMP 21128; Environmental log 08-08-011 (Paul Heringstad)**Discussion & Comments:** Harlow Minor Subdivision on Betsworth Road. It is being resubmitted.**6.d.** PO7-014; Log Number 07-08-014 (Terry Van Koughnett)**Discussion & Comments:** Brecht Wireless Telecommunication Facility for ATT Mobility. Notice of Intent to adopt a mitigated negative declaration at 14105 Calle de Vista includes Biological Resource Report; Storm water Intake Form. It was originally a minor use permit, then the rules changes so now it is a major use permit. Also we are putting in more equipment and making it a bigger false chimney. DPLU wants comments on the negative declaration. Will have to thin out the vegetation to 50% density and pay a fee.**Motion:** To approve as presented.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K.SIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	A	Y		A	Y	Y	Y

Maker/Second: VanKoughnett/Shoemaker

Carries/Fails (Y-N-A): 12 - 0 - 0

Notes:**6.e.** P08-041; Environmental Log number 08-03-003 (Andy Washburn)**Discussion & Comments:** ATT SD0746 Yellow Brick Road for owner Valley Center Municipal Water District at 30230 Yellow Brick Road, Valley Center Contact Person: Misako Hill. There are existing antennas and satellite dishes. There are no homes near there. There are no noise, biological or visual issues.**Motion:** to approve as presented pending the scoping letter.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K.SIMPSON	HERIGSTAD		LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	A	Y		A	Y	Y	Y

Maker/Second: Washburn/Hofer

Carries/Fails (Y-N-A): 12 - 0 - 0

Notes:**6.f.** TPM21086 (Keith Robertson) continue**Discussion & Comments:** Via Salvador Minor Subdivision on 4.4 acres. Owner: Mike Giganov at Via Salvador, East of Mactan Road.**7. Announcements & Items of Interest to the VCCPG:****8. Subcommittee Reports & Business:**

- a) Brook Forest – open, Chair.
- b) Castle Creek – open. Chair
- c) Circulation – John Coulombe, Chair.
- d) GP Update – Keith Simpson, Chair.
- e) Nominations – Leon Schwartz, Chair.
- f) Northern Village – Keith robertson, Chair.
- g) Orchard Run – Deb Hofer, Chair.
- h) Paradise Mountain – open, Chair.
- i) Rancho Lilac – Frank Shoemaker, Chair.
- j) Rules Revision – Keith Simpson, Chair.
- k) Segal Ranch – Oliver Smith, Chair

l)	Strategic Planning—Keith Simpson, Chair.	
m)	Southern Node —Terry Van Koughnett, Chair.	
n)	Tribal Liaison – Terry Van Koughnett, Chair.	
o)	Valley Center Church – Terry Van Koughnett, Chair.	
p)	Website – Terry Van Koughnett, Chair.	
9.	Correspondence Received:	
a.	DPLU to VCCPG, TM 5263RPL: Log number 01-02-042 Pauma Ranch Subdivision; Harlan Beck Family Trust; Engineer Paxton Surveying and Engineering in Escondido	
b.	DPLU to VCCPG, TM 5263: Lot 47 to be vacated in Pauma Ranch Subdivision	
c.	DPW to VCCPG Notice of meeting of the Traffic Advisory Committee on October 24, 2008 at 9:00 in the Department of the Sheriff, 9621 Ridgehaven Court in San Diego	
d.	San Diego County Planning Commission to VCCPG-Preliminary Agenda for Regular Meeting, Friday, October 31,2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, CA	
e.	DPLU to VCCPG TPM 21101/ER07-02-018, Gangavalli Minor Subdivision; Application Amendment Form Fish and Game Fees/ Document Request	
f.	San Diego County Board of Supervisors to VCCPG; Agenda for Board of Supervisors for Tuesday, October 29,2008 and Wednesday, October 29, 2008	
g.	DPLU to VCCPG, Tentative Parcel Map No 20999, Notice of Final approval. Ilene Hancey, Raelene Freir and Gary Hess proponents.	
h.	County of San Diego to the Board of Supervisors and VCCPG. Readoption of the County of San Diego Bicycle Transportation Plan POD 08-014 (District: All)	
i.	DPLU to VCCPG, TPN 21086; ER 07-09-008 Via Salvador Minor Subdivision (2 lots) Iteration Review of Initial Studies/ Information; Michael Benesh, 2080 Wineridge Place, Escondido, CA	
j.	DPLU to VCCPG TPM 21143; ER 08-08-023 ; Rios TPM, lot split; 12902 Mirar De Vallie Road. APN: 186-061-07; Don Ayles, ERB Engineering, Inc, Environmental Analyst, 12320 Stowe Drive, Suite E. Poway, CA	
k.	San Diego Planning Commission to VCCPG- Preliminary Agenda for Regular Meetings, Friday, November 7, 2008 in DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, CA	
l.	DPLU to VCCPG, TM551, P08-028, REZ 06010, GPA 06-007; Environmental Log No: 06-08-033; Butterfield Trails Ranch; Sunday Drive at Valley Center Road; APN 109-012-59-62 and 109-281-18; Kiva Project: 06-0064250; Wayne Kilbig proponent.	
m.	San Diego County Planning Commission to VCCPG, notice of Regular meeting and meeting agenda, Friday, November 7, 2008, 5201 Ruffin Road, Suite B, San Diego, CA; includes an ordinance amending the zoning ordinance related to second dwelling units; accessory apartments, accessory living quarters and quest living Quarters; PDO 08-005	
10.	Requests for Items on Upcoming Agendas:	
a)	North Inland Community Prevention Program	
b)	P08-034 28407 Gordon Hill Rd. (John Coulombe) proposed cell tower site, ATT Wireless. Owner: Bernesser; Engineer: TDI Calvin Gough, Proponent requests to move to December agenda.	
11.	Motion to Adjourn:	
	Maker/Second: Quinley/Hofler	Vote: 12 – 0 - 0
Notes:		